



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ14-00022
Application Type Rezoning
CPC Hearing Date July 17, 2014
Staff Planner Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov
Location 1918 Texas Avenue
Legal Description Lots 17 through 26, and a portion of Lots 27 through 32, Block 58, Cotton Addition, City of El Paso, El Paso County, Texas
Acreage 1.042
Rep District 8
Current Zoning M-1 (Manufacturing)
Existing Use Office
C/SC/SP/ZBA/LNC No
Request M-1 (Manufacturing) to G-MU (General Mixed-Use)
Property Owner Young Women's Christian Association of El Paso DBA YWCA El Paso Del Norte
Representative Elke Cumming

SURROUNDING ZONING AND LAND USE

North: M-1 (Manufacturing) / Warehousing and Manufacturing
South: M-1/sp (Manufacturing/special permit) / Warehousing and Manufacturing
East: C-4/sp (Commercial) / Commercial
West: M-1 (Manufacturing) / Warehousing and Manufacturing

PLAN EL PASO DESIGNATION: G-7 Industrial and/or Railyards (Central Planning Area)

NEAREST PARK: El Barrio Park (3,794 feet)

NEAREST SCHOOL: Douglass Elementary (1,898 feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association
Familias Unidas del Chamizal

NEIGHBORHOOD INPUT

Notice of a Public Hearing to all property owners within 300 feet of the subject property was mailed on June 17, 2014. There have been no communications received in support or opposition to the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from M-1 (Manufacturing) to G-MU (General Mixed-Use). This proposed development will occupy an existing complex of five buildings totaling approximately 25,000 square feet. The proposed use is an elementary and secondary school that will incorporate a number of office, educational, retail, and artistic uses. The mix of uses proposed is detailed in the Master Zoning Plan (MZIP) Report (attachment 4). Furthermore, the interior pavement is proposed to be eliminated and replaced with landscaping. Setbacks currently exist at the zero lot-line along Texas, Laurel, and Eucalyptus streets, and are anticipated to remain. The property requires 20 parking spaces. The property owner has requested a 100% parking reduction. A parking study shows 74 parking spaces within 300 feet of the subject property, of which a maximum of 7 were in use at any single time between peak AM and PM hours.

As the property is less than the required 3 acres for a G-MU district, City Council will be asked to approve a reduction in minimum district area as part of the rezoning request.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from M-1 (Manufacturing) to G-MU (General Mixed-Use) and acceptance of the Master Zoning Plan. The approval recommendation is based on the compatibility with existing commercial and apartment zoning in the area and the Future Land Use Map.

Plan El Paso- Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-7 – Industrial and/or Railyards: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be potential for mixed use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mix-use communities if the rail yards were moved out of town.

The purpose of the GMU (General Mixed-Use) district is to provide large-scale developments that are able to function as individual neighborhoods, as small-scale developments requiring flexibility because of unique design characteristics, or as transitional areas between dissimilar land uses.

ANALYSIS

20.10.360(G)

Residential, General and Industrial Mixed Use Districts (RMU, GMU and IMU). Uses permitted in a mixed-use development are as approved by city council through a master zoning plan. A mixed-use development may be authorized to encourage use schemes such as but not limited to, residential, entertainment, medical, and employment centers. The following principles and requirements shall apply to a mixed-use development and shall serve as the basis for approval of a master zoning plan.

1. General Design Principles. These design principles shall serve as guidelines only, and compliance with any guideline within a mixed-use development shall be determined on a case by case basis as part of the master zoning plan and mixed use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design guidelines.
 - a. Development Perspective.
 - i. That the natural infrastructure and visual character of the development area be retained as derived from existing topography, riparian corridors and other environmentally sensitive areas.
 - ii. That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods.
 - iii. That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and be integrated with the existing urban pattern.
 - iv. That proposed development noncontiguous to urban areas be organized in the pattern of an isolated community consisting of a complete town center serving the neighborhood(s).
 - v. That a mixture of housing types and densities be distributed throughout the mixed-use development.
 - vi. That transportation corridors be planned and reserved in coordination with land use patterns.
 - vii. That natural or man-made green corridors and open space areas be used to define and connect neighborhoods to other facilities within the development, and that these areas allow for connectivity outside of the development where feasible.
 - viii. That the development include a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.

- ix. That neighborhoods with town centers be the preferred pattern of development and that developments specializing in single use be discouraged.
- x. That neighborhoods be compact, pedestrian-friendly, and mixed use.
- xi. That ordinary activity of daily living occurs within walking distance of most dwellings.
- xii. That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.
- xiii. That within neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes.
- xiv. That appropriate building densities and land use be provided within walking distance of transit stops.
- xv. That civic, institutional and commercial activity be embedded, and not isolated, in the development.
- xvi. That a range of open space including parks, squares, and playgrounds be distributed within the development.
- xvii. That a development have sufficient size to accommodate the mixed-use concentration of uses.
- b. Building Perspective.
 - i. That buildings and landscaping contribute to the physical definition of streets as civic places.
 - ii. That the design of streets and buildings reinforce safe environments.
 - iii. That architecture and landscape design grow from local climate, topography, history and building practice.
 - iv. That public gathering spaces be provided in locations that reinforce community identity.
 - v. That the preservation and renewal of historic buildings be facilitated.
 - vi. That principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.

The applicant complies 20.10.360(G)(1)

- 2. General Design Elements. A mixed-use development is characterized by any combination of the design elements described below. These design elements shall serve as guidelines only, and compliance with any design element within a mixed-use development shall be determined on a case-by-case basis as part of the master zoning plan and mixed-use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design elements.
 - a. Neighborhoods limited in size and oriented toward pedestrian activity.
 - b. A variety of housing types, jobs, shopping, services, and public facilities.
 - c. Residences, shops, workplaces, and other buildings interwoven within the neighborhood, all within close proximity.
 - d. A network of interconnecting streets and blocks that maintain respect for the natural landscape.
 - e. Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.
 - f. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles.
 - g. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.
 - h. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.
 - i. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.
 - j. Classification of uses deploying a range from rural-to-urban to arrange in useful order the typical context groupings of natural and urban areas to ensure compatibility of land uses.

The applicant complies 20.10.360(G)(2)

3. Architectural Objectives. As part of the review of the mixed-use development plan the architectural design shall achieve the following objectives:
 - a. Architectural compatibility;
 - b. Human scale design;
 - c. Integration of uses;
 - d. Encouragement of pedestrian activity;
 - e. Buildings that relate to and are oriented toward the street and surrounding buildings;
 - f. Residential scale buildings in any mixed residential area;
 - g. Buildings that contain special architectural features to signify entrances to the mixed-use development; and
 - h. Buildings that focus activity on a neighborhood open space, square or plaza.

The applicant complies 20.10.360(G)(3)

4. Roadway Design. The roadway designs, whether public or private, used within a mixed-use development may vary depending on the proposed function of the roadway, the anticipated land uses, and the anticipated traffic load. A variety of designs to lend character to the neighborhood are encouraged. The requirements of Title 19 (Subdivisions) of this Code shall apply in all instances.

20.10.360(G)(4) is not applicable to the proposed development.

5. Parking. The off-street parking requirements in Chapter 20.14 (Off-Street Parking and Loading Requirements) of this title shall apply for purposes of calculating required spaces. Community-parking facilities or shared parking shall be encouraged in lieu of traditional off-street parking design. This concept would permit the collocation of required parking for individual uses in order to promote pedestrian activity within the neighborhood. In instances where shared parking is proposed, a shared parking study shall be reviewed by the city along with any traffic engineering and planning data that are appropriate to the establishment of parking requirements for the uses proposed. A shared parking study shall include, but not be limited to, estimates of parking requirements based on recommendations in studies such as those from the Urban Land Institute, the Institute of Traffic Engineers, or the Traffic Institute, and based on data collected from uses or combinations of uses that are the same or comparable to the proposed uses. The shared parking analysis shall be based on the mixture of uses and corresponding peak demand for all uses. The study shall document the source of data used to develop recommendations.

A 100% parking reduction is requested. The applicant submitted a parking study (attachment 5) showing 74 parking spaces within 300 feet of the subject property, of which a maximum of 7 were in use at any single time between peak AM and PM hours.

6. Setbacks. Properties within a mixed-use development shall be allowed zero setbacks for all uses, unless otherwise required by the city council as part of the review of the master zoning plan.

The applicant complies 20.10.360(G)(6)

7. Landscaping. Uses within a mixed-use development shall not be required to conform to the landscaping requirements of Title 18 (Building and Construction) of the El Paso City Code. Landscaping, streetscape, and other green areas proposed within the mixed-use development shall be shown and considered as part of the master zoning plan and mixed-use development plan approval process.

The applicant complies 20.10.360(G)(7).

COMMENTS:

Planning Division - Transportation

Recommend approval.

Note: All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

City Development Department – Building & Development Permitting

Recommend approval. The project shall comply with all applicable municipal code and 2009 building code.

City Development Department - Land Development

No objections.

Fire Department

No objections to the re-zoning case

Texas Department of Transportation (TxDOT)

A school zone will be the responsibility of the City Of El Paso with TxDOT endorsement.

El Paso Water Utilities

We have reviewed the rezoning referenced above and provide the following comments:

EPWU-PSB does not object to this request.

EPWU-PSB Comments

Water:

1. There is an existing 4-inch diameter water main that extends along the alley between Eucalyptus St. and Laurel St. located approximately 6 feet north of the alley centerline. This main is available for service.
2. There is an existing 6-inch diameter water main that extends along Eucalyptus St. approximately 5 feet east of the street centerline. This main is available for service.
3. Previous water pressure readings from fire hydrant number 2402 located at the south east corner of the intersection of Texas St., have yielded a static pressure of 116 pounds per square inch (psi), residual pressure of 90 psi and a discharge of 1186 gallons per minute (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.
4. EPWU-PSB records indicate one active 1-inch water meter service. The service address for this meter is 1918 Texas Ave.

Sanitary Sewer:

1. There is an existing 8-inch diameter sanitary sewer main that extends along the alley between Eucalyptus St. and Laurel St. This main is available for service.
2. There is an existing 8-inch diameter sanitary sewer main that extends along Laurel St. This main is available for service.

General:

1. EPWU-PSB requires a new service application to provide additional services to the property. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans,

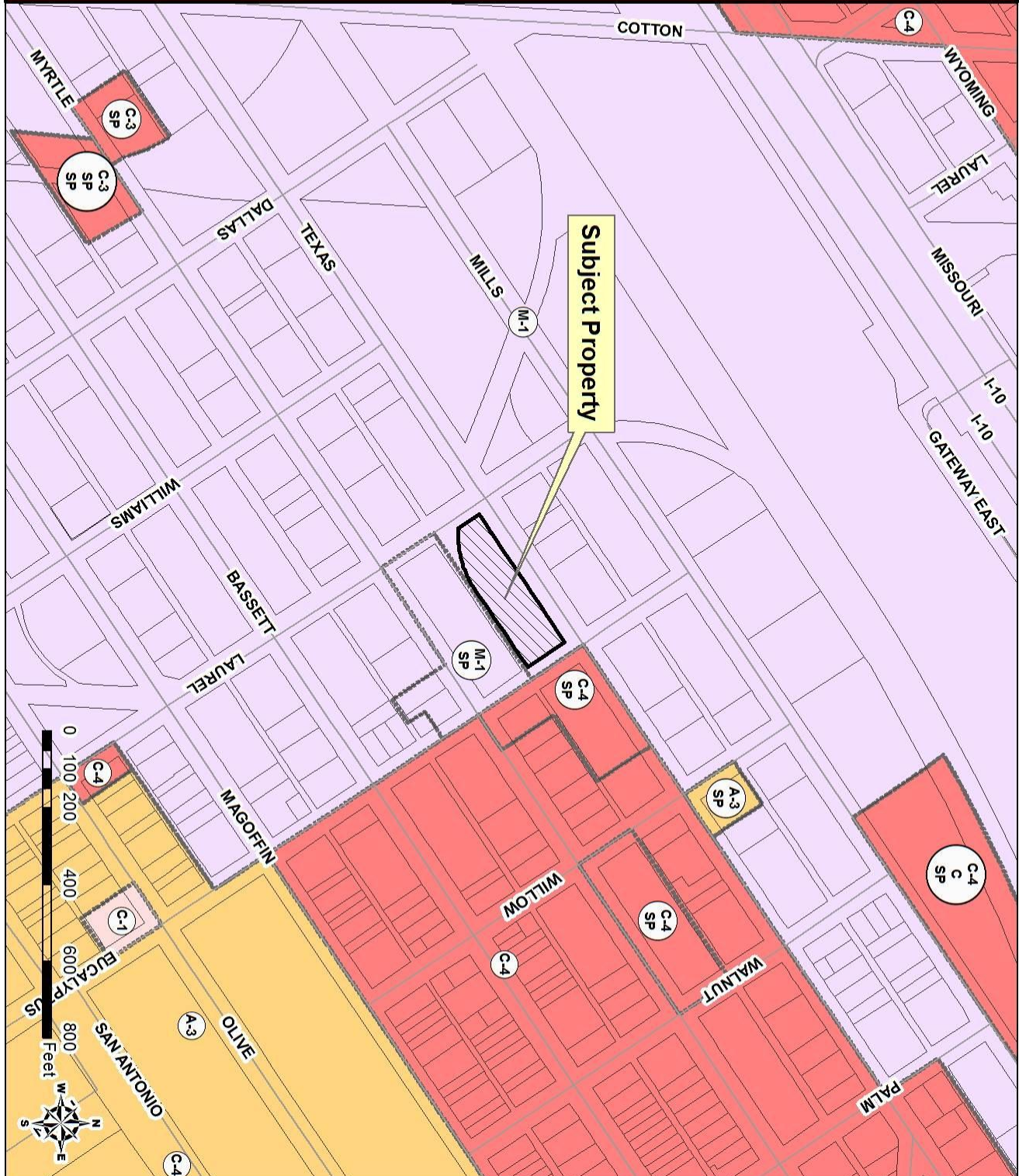
including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Attachments:

- Attachment 1: Zoning Map
- Attachment 2: Aerial Map
- Attachment 3: Master Zoning Plan (MZIP)
- Attachment 4: Master Zoning Plan (MZIP) Report
- Attachment 5: Parking Study

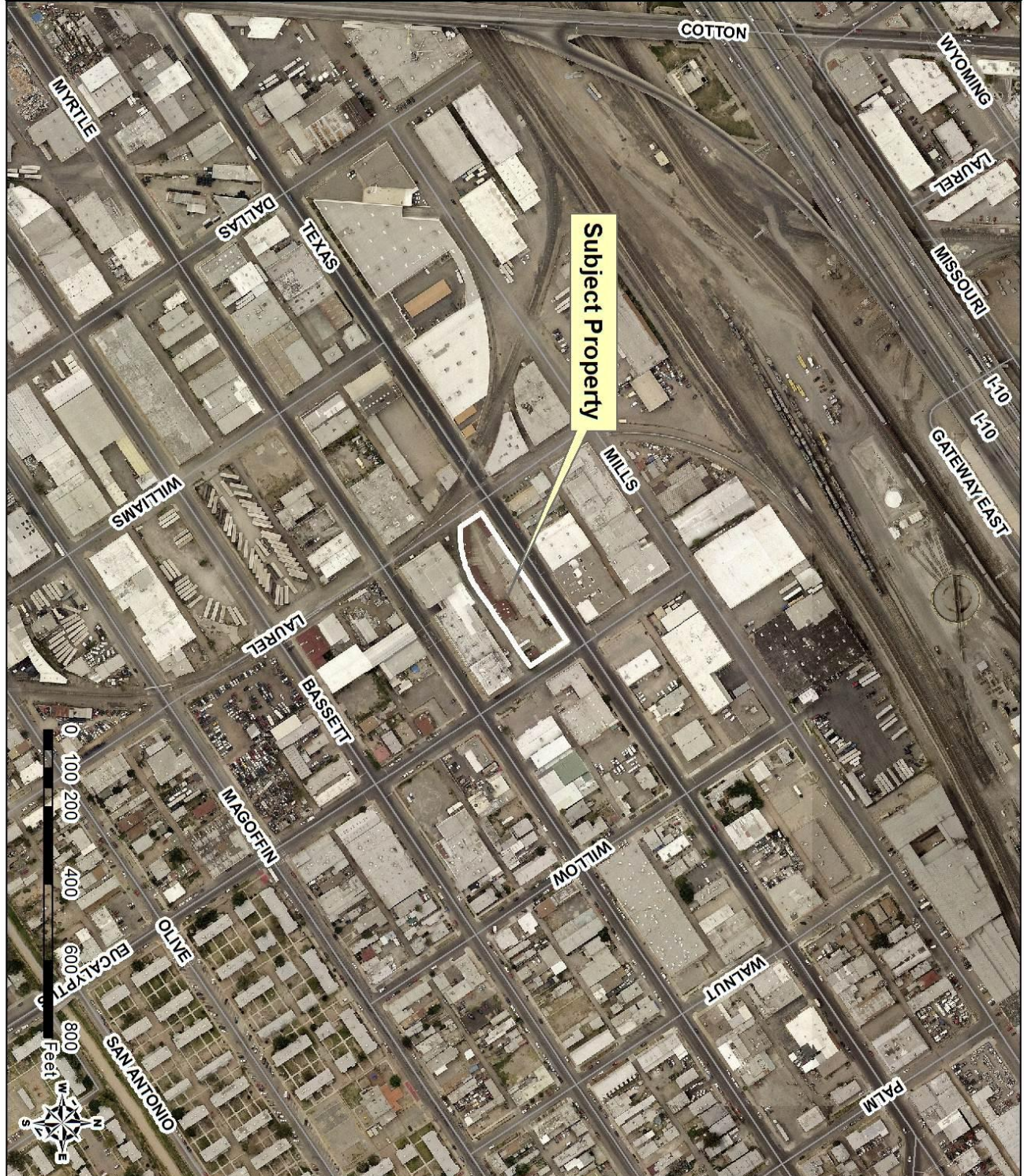
ATTACHMENT 1: ZONING MAP

PZRZ14-00022



ATTACHMENT 2: AERIAL MAP

PZRZ14-00022



[illegible]

ATTACHMENT 4: MASTER ZONING PLAN (MZIP) REPORT

EL PASO LEADERSHIP ACADEMY

A TUITION FREE PUBLIC COLLEGE PREPARATORY CHARTER ACADEMY

1918 Texas Ave.
El Paso, TX 79912
(915) 224-0545

I. Purpose and Intent:

The purpose of the General Mixed Use plan is to incorporate both educational and business practices within an innovative public charter school to be located close to historic downtown El Paso (please see attached table). The El Paso Leadership Academy (EPLA) was incorporated in 2012 with the goal of creating a sixth through twelfth grade school in El Paso serving primarily low-income students of Hispanic/Latino descent. EPLA's mission is to prepare students to attend and graduate from college—some of the nation's top colleges and universities—with at least a bachelor's degree and become active leaders in shaping the future of the El Paso community.

With an expressed intent of ensuring that students are learning the real world applicability of the classroom content they are receiving, the El Paso business community will be visiting regularly and working with both faculty and students in order to bring this idea to fruition. The practice of having a functional business located on the premises would even further assist in allowing students to learn entrepreneurship and business practices, while simultaneously having the business contribute and participate with the daily academics. A possible collaboration is hosting a photography studio that would work with students during the day teaching photography and using the studio as an educational space. It would then service as their private studio that would be open to the public during certain hours

EPLA is an incorporated non-profit organization that was granted IRS 501c3 status on November 22nd, 2012. El Paso Leadership Academy is a public charter school serving grades 6-12 that will open its doors to its first 6th grade class in the Fall of 2014. The school will increase a grade level each year. EPLA will provide students with an exceptional, tuition-free, college preparatory education.

A public charter school is a school accredited by the state of Texas that provides innovative and quality public education tuition-free. Public charter schools are an opportunity for educational choice that are autonomously run with greater flexibility and held accountable for excellence by the state of Texas. Although these schools are numerous throughout the country, very few exist in the city of El Paso.

II. Objective

This GMU will synthesize academics and real world applicability of knowledge through the shared usage of school and business.

III. Characteristics

Description: This building/district will eventually renovate and reinvigorate a historically relevant area of El Paso (McKey Construction Offices/YWCA Headquarters). It will bring literally hundreds of students, families, faculty and staff into the emerging arts district of El Paso and eventually historic downtown El Paso. After all phases of construction has taken place, the 45,000 square foot campus will be transformed into an urban public college-preparatory academy preparing the future leaders of El Paso.



THE MISSION OF THE EL PASO LEADERSHIP ACADEMY IS TO PREPARE STUDENTS TO OBTAIN A FOUR-YEAR COLLEGE DEGREE AND BECOME ENGAGED LEADERS IN THEIR COMMUNITY.

ATTACHMENT 4: MASTER ZONING PLAN (MZP) REPORT (CONTINUED)

EL PASO LEADERSHIP ACADEMY

A TUITION FREE PUBLIC COLLEGE PREPARATORY CHARTER ACADEMY

1918 Texas Ave.
El Paso, TX 79912
(915) 224-0545

Access: Students will safely access the buildings through the west gate located on laurel St, while teachers and administration will access parking through the east gate located on Eucalyptus St. Visitors will enter through the main door on Texas St.

Setbacks: The existing building was built with no setback along Texas, Laurel and Eucalyptus streets. We will anticipate maintaining zero foot front, rear and side setbacks. Future repairs and additions to annex buildings may be possible with heights not to exceed forty feet.

Density: The area will incorporate 15-20 classrooms, a dining hall, requisite bathrooms, two computer labs, a school community oriented common space with an incorporated library, administrative offices, teacher offices, group study space, a conference room, counseling and peer mediation rooms as well as possible space for a community forum where guest speakers would present relevant topics to both the school and the public community.

Landscaping: Future landscaping will be provided within the interior courtyard, replacing some of the existing parking inside of the complex. Estimates would be 22,000 sq. feet of landscaping. No new construction on site which requires no additional landscaping be provided. Refer to the attached landscape calculations for reference.

Parking: Required parking for schools 1/1200 SF

23,500 SF/1,200 SF= 20 parking spaces

Parking Requested:

Requesting 100% parking reduction and use existing parking as landscape area. No additional parking to be provided. Refer to the attached parking study.

Sub Districts: There will be no sub districts within this plan.

Phasing: The project will be remodeled over four separate internal phases. No new construction.

Floor Area Ratio: Total existing footprint for this project is 25,000 square feet for a total floor area ratio of 1.33

IV. Relationship with El Paso:

This district will bring vibrancy, life and commercial power to the emerging arts district and downtown El Paso by inviting hundreds of families to join us on a daily basis and providing a tremendous amount of exposure to potential businesses that would co-locate



THE MISSION OF THE EL PASO LEADERSHIP ACADEMY IS TO PREPARE STUDENTS TO OBTAIN A FOUR-YEAR COLLEGE DEGREE AND BECOME ENGAGED LEADERS IN THEIR COMMUNITY.

ATTACHMENT 4: MASTER ZONING PLAN (MZP) REPORT (CONTINUED)

EL PASO LEADERSHIP ACADEMY

A TUITION FREE PUBLIC COLLEGE PREPARATORY CHARTER ACADEMY

1918 Texas Ave.
El Paso, TX 79912
(915) 224-0545

| EPLA Mix Use Table | | | | | |
|-------------------------------|----------------|-----------|-------|-------|-------------------------|
| | | Set Backs | | | Maximum Building Height |
| Use | Minimum Area | Front | Back | Side | |
| Commercial Uses | | | | | |
| Art Gallery | 400 sq. ft. | 0 Ft. | 0 Ft. | 0 Ft. | 60 ft. |
| Bakery | 400 sq. ft. | 0 Ft. | 0 Ft. | 0 Ft. | 60 ft. |
| Book Store | 400 sq. ft. | 0 Ft. | 0 Ft. | 0 Ft. | 60 ft. |
| Child Care Facility | 400 sq. ft. | 0 Ft. | 0 Ft. | 0 Ft. | 60 ft. |
| Clothing Retailer | 400 sq. ft. | 0 Ft. | 0 Ft. | 0 Ft. | 60 ft. |
| Financial Institution | 400 sq. ft. | 0 Ft. | 0 Ft. | 0 Ft. | 60 ft. |
| Flower Shop | 400 sq. ft. | 0 Ft. | 0 Ft. | 0 Ft. | 60 ft. |
| Hobby Store | 400 sq. ft. | 0 Ft. | 0 Ft. | 0 Ft. | 60 ft. |
| Medical Clinic | 400 sq. ft. | 0 Ft. | 0 Ft. | 0 Ft. | 60 ft. |
| Music Store | 400 sq. ft. | 0 Ft. | 0 Ft. | 0 Ft. | 60 ft. |
| Office, business | 400 sq. ft. | 0 Ft. | 0 Ft. | 0 Ft. | 60 ft. |
| Office, professional | 400 sq. ft. | 0 Ft. | 0 Ft. | 0 Ft. | 60 ft. |
| Other Retailer (low volume) | 400 sq. ft. | 0 Ft. | 0 Ft. | 0 Ft. | 60 ft. |
| Print and Copy Shop | 400 sq. ft. | 0 Ft. | 0 Ft. | 0 Ft. | 60 ft. |
| School, Public Charter (6-12) | 26,000 sq. ft. | 0 Ft. | 0 Ft. | 0 Ft. | 60 ft. |
| School, Arts and Crafts | 400 sq. ft. | 0 Ft. | 0 Ft. | 0 Ft. | 60 ft. |
| Shoe Repair | 400 sq. ft. | 0 Ft. | 0 Ft. | 0 Ft. | 60 ft. |
| Specialty Shop | 400 sq. ft. | 0 Ft. | 0 Ft. | 0 Ft. | 60 ft. |
| Studio, Dance and Music | 400 sq. ft. | 0 Ft. | 0 Ft. | 0 Ft. | 60 ft. |
| Studio, Photography | 400 sq. ft. | 0 Ft. | 0 Ft. | 0 Ft. | 60 ft. |



THE MISSION OF THE EL PASO LEADERSHIP ACADEMY IS TO PREPARE STUDENTS TO OBTAIN A FOUR-YEAR COLLEGE DEGREE AND BECOME ENGAGED LEADERS IN THEIR COMMUNITY.

ATTACHMENT 5: PARKING STUDY

PARKING STUDY
EL PASO LEADERSHIP ACADEMY
1918 TEXAS

| | TEXAS | 600' LINEAR FEET | LAUREL | | ECULAYPTUS | | MYRTLE | 600' LINEAR FEET |
|----------|-------|------------------------|--------|------|------------|------|--------|------------------------|
| | TOTAL | CARS | TOTAL | CARS | TOTAL | CARS | TOTAL | CARS |
| 8:00 AM | 30 | 1 | 2 | 0 | 12 | 0 | 30 | 1 |
| 9:00 AM | 30 | 0 | 2 | 0 | 12 | 2 | 30 | 3 |
| 10:00 AM | 30 | 0 | 2 | 0 | 12 | 2 | 30 | 2 |
| 11:00 AM | 30 | 0 | 2 | 0 | 12 | 2 | 30 | 2 |
| 12:00 PM | 30 | 0 | 2 | 0 | 12 | 1 | 30 | 4 |
| 1:00 PM | 30 | 0 | 2 | 0 | 12 | 2 | 30 | 1 |
| 2:00 PM | 30 | 0 | 2 | 0 | 12 | 0 | 30 | 0 |
| 3:00 PM | 30 | 0 | 2 | 0 | 12 | 1 | 30 | 0 |
| 4:00 PM | 30 | 1 | 2 | 0 | 12 | 1 | 30 | 1 |
| 5:00 PM | 30 | 0 | 2 | 0 | 12 | 0 | 30 | 0 |
| 6:00 PM | 30 | 0 | 2 | 0 | 12 | 0 | 30 | 4 |
| 7:00 PM | 30 | 0 | 2 | 0 | 12 | 0 | 30 | 0 |
| 8:00 PM | 30 | 0 | 2 | 0 | 12 | 0 | 30 | 0 |